

FEE SCHEDULE
Planning Department
Effective 07/01/25 – 06/30/26

PLANNING BOARD

Subdivision:

Subdivision	
Residential	\$600.00 plus \$250.00 per lot
Non-Residential.....	\$800.00 plus \$350.00 per lot
Subdivision Amendment:	
Administrative approval	\$200.00
TAC or Planning Board approval	\$500.00
Lot line revision/verification	\$250.00
Lot Line Revision Amendment	
Administrative approval	\$200.00
TAC or Planning Board approval	\$250.00
Lot Consolidation – No Subdivision.....	\$175.00
Preliminary Conceptual Consultation	\$200.00
Design Review	\$500.00

Site Plan Review:

All developments.....	\$600.00
	plus \$5.00 per \$1,000 of site costs only
	plus \$10.00 per 1,000 s.f. of site development area
Total fee not to exceed (cap).....	\$20,000.00
Site Plan Minor Amendment:	
Administrative approval	\$400.00
Administrative approval <i>after</i>	
<i>work has been done</i>	\$600.00
TAC or Planning Board approval	\$800.00
Preliminary Conceptual Consultation	\$200.00
Design Review	\$500.00

Planning Department Fee Schedule (Effective 07/01/25 – 06/30/26)

Wetlands Conditional Use Permit:

Area of disturbance in wetland or wetland buffer:	
Up to 250 sq. ft.	\$150.00
Up to 1,000 sq. ft.	\$500.00
Greater than 1,000 sq. ft.	\$1,300.00

Conditional Use Permit (Non-Wetland):

Conditional Use Permit (Non-Wetland).....	\$500.00
Conditional Use Permit (Admin. ADU)	\$150.00

Courier Fees:

Mylar Recording	\$150.00
Deed Recording	\$100.00

**Costs associated with third party review and technical assistance may apply, including but not limited to costs associated with review and recordation of documents at the Registry of Deeds.*

BOARD OF ADJUSTMENT

Residential Applications

1-2 dwelling units	\$200.00
3-4 dwelling units	\$300.00 plus \$150.00 for each unit over 4
Total fee not to exceed (cap).....	\$3,000.00
Residential accessory structure only	\$100.00 (Under 500 sq ft)
Residential accessory structure only	\$150.00 (Over 500 sq ft)

Non-Residential Applications	\$400.00 plus \$5.00 per \$1,000 of valuation of new construction
Total fee not to exceed (cap).....	\$4,000.00

Signs \$300.00

Appeal of Administrative Decision \$100.00

Rehearing Request \$200.00

HISTORIC DISTRICT COMMISSION

Work Session (prior to application for approval) \$250.00 per work session

Residential Applications

1 dwelling unit \$150.00
2 dwelling units \$150.00
3 dwelling units \$250.00
4 dwelling units and over \$400.00 plus \$100.00 for each unit over 4
Total fee not to exceed (cap)..... \$5,000.00

Accessory structure, mechanical equipment
or replacement of doors/windows only \$150.00

Non-Residential Applications \$500.00 plus \$5.00 per \$1,000 of valuation
of new construction

Total fee not to exceed (cap)..... \$5,500.00

Accessory structure, mechanical equipment
or replacement of doors/windows only \$150.00

Signs \$100.00

Amendment to Certificate of Approval:

Administrative approval \$150.00
Administrative approval after work has been done \$500.00
Commission approval \$800.00

PLEASE NOTE:

**In addition to a \$10.00 processing fee, the applicant will be responsible for abutter postage and/or legal notice fees for each application visiting Land Use Boards and/or applicable Advisory Commissions/Committees.*